



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

March 12, 1979

Present: Raftery, Zielinski, Kalmala, Chaput, Sauer, Hannaford, Young

Minutes of the February 5 meeting were accepted as read.

Minutes of the February 12 meeting were amended on page 3, paragraph 3; the date was changed to Thursday, January 25, 1979. The Minutes were accepted as amended.

Regarding the glass in the display case which had been broken during the February 5 meeting in the Historic Society Room, Rom Raftery reported that the bill was \$59.06. He recommended that before the Board sign it for payment, the person responsible be given an opportunity to come forward by notice in the papers.

Vivian Chaput reported that the Housing Study Committee had met with two planners who were hired for the evening meeting. The question of rezoning came up during the meeting. She said that three ways were discussed--housing sponsored by a Town organization might be permitted as a right, create a new zoning area and zoning change to be voted at Town Meeting, apply for a comprehensive permit under Chapter 744. The Committee had received advice of Town Counsel at the request of Howard Hensleigh. Melone appears to favor the third approach, she said. There will be a public informational meeting of the Committee next week.

Tom Raftery distributed reduced-size copies of the Subdivision Rules and Regulations in preparation for review later in the year.

Kay Kulmala presented the \$525 bill for drafting of the Open Space and Recreation Report for which the Board's share is \$400. The bill was signed.

The Public Hearing on the proposed deadend street provisions to be added to the Subdivision Rules and Regulations was called to order. Tom Raftery read the Public Notice as it was published.

Richard Coulter, as a result of a previous request from the Board, offered additional wording to clarify the proposed regulation. Although it was expressed in "negative" terms, it was felt that by stating the situations that the regulation was designed to prevent, it was a type of "performance standard" and should be added.

Tony Mathias, Virginia Farme, encouraged as stringent wording as possible to the Rules and Regulations, since they can be waived. After discussion it was felt that 1000 feet and 15 houses was reasonable. It was also decided that no specific method of measurement of the 1000 feet needed to be spelled out.

After further discussion and minor revisions to the proposed wording, the following was put in form of a motion:

"Section 4.A.4.a(1)&(2) Deadend Streets"(see text attached). The motion was seconded and unanimously voted. The present Section 4.A.4.a. will become 4.A.4.b.

The following was put in form of a motion:

"Section 4.A.5.a.,b.&c. Access to Subdivision"(see text attached). The motion was seconded and unanimously voted. The Public Hearing was closed at 9:45 p.m.

Kay Kulmala reported that the MAPC Representative, Charles Evans, wishes to withdraw after ten years of service. This appointment is made by the Selectmen at the suggestion of the Planning Board. Evans will work with the new appointee for one year, Kay said. It was felt that the decision on this should await Town elections and some input from Charlie as to what the duties of the office are.

A plan of land of Anna Johnson on Westford Road showing Parcel 1, containing 2.8 acres and having 229.87 foot frontage, and Parcel 2, containing 15.8 acres and connected to Parcel 1 by an approximately 14 foot wide strip, was presented. Hal Sauer explained that these parcels had recently been surveyed and the plan was before the Board because the owner was getting on in years and wanted to have the bounds registered. A deed was also presented to indicate that the property had been deeded to Johnson before the Bylaw requirement of 250 feet frontage and therefore came under the grandfather clause. The plan was signed. It was suggested that it would be in Mrs. Johnson's interests to have a legend on the plan referring to the deed by date and book and page numbers; however, this was not necessary for the Board's purposes.

Kay Kulmala asked if the Board could take any initiative in meeting with owners of Munroe Hill, Yntas Land and Tully Land to discuss the possibility of opening up those parcels in a coordinated manner. Hal Sauer agreed that some steps toward that goal should be encouraged. Observer Mathias cautioned any planning that would make such access road to those properties a convenient shortcut around the Center, thereby encouraging through traffic on residential streets. Tom Raftery will call Mary Kelley to see if her client (Yntas) might be interested in such a discussion.

Tom Raftery reported that the recording studio on Bedford Road was proposing to erect a windmill. The owners had written to the Board to ask if the Board had any objections, etc. No opinions were expressed.

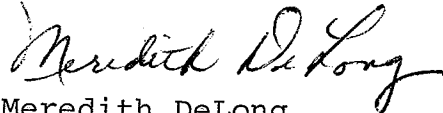
Bob Zielinski reported that Betsy Badger has found that her work in Boston is occupying too much time and wishes to retire as an Associate Member.

Frank Hannaford reported that he had walked down Rolando's common driveway and there were three places which were nearly impassable. Kay Kulmala reported that Talbot's common driveway has a real flooding problem. There was brief discussion of some kind of follow-up inspection. It was finally felt that the Board had done all it could in putting the buyers on notice that the driveway maintenance would be their problem.

Bob Zielinski, who is retiring from the Board, expressed his good wishes to all in the work ahead.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,



Meredith DeLong
Secretary to the Board

DEAD END STREETS

- (1) For the purposes of this section, any proposed street which connects only with a dead end street shall be deemed to be an extension of the dead end street. Dead end streets and their extensions, if any, shall not exceed one thousand (1000) feet, unless, in the opinion of the Board, a greater length is necessitated by topography or other local conditions.
- (2) No dead end street shall provide legal frontage for more than fifteen (15) building lots.

ACCESS TO SUBDIVISIONS

- (A) A subdivision, or continuation of a subdivision, shall not have fewer than two (2) accesses except in a subdivision of fifteen (15) or fewer building lots having legal frontage on a single dead end street, unless, in the opinion of the Board, a greater length is necessitated by topography or other local conditions.
- (B) Roads within a subdivision shall be laid out such that the closure of any single road will deny access to no more than 15 building lots. (Private ways shall not be considered as providing required access.)
- (C) Roads in a subdivision shall be coordinated with existing town roads in such a way that closure of any road will deny access to no more than 15 building lots. Included in this count are any existing lots with denied access, plus those of the subdivision. (Private ways shall not be considered as providing the required access.)